

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	8		
% of Funds Committed	91.70 %	93.25 %	7	92.63 %	42	37	
% of Funds Disbursed	83.10 %	87.46 %	8	86.67 %	27	27	
Leveraging Ratio for Rental Activities	1.47	1.54	3	5.03	5	20	
% of Completed Rental Disbursements to All Rental Commitments***	88.64 %	88.19 %	6	88.14 %	37	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.76 %	80.31 %	6	76.19 %	61	50	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.59 %	64.75 %	4	81.48 %	66	51	
% of 0-30% AMI Renters to All Renters***	59.91 %	44.43 %	3	45.62 %	90	76	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	95.29 %	72.16 %	5	96.17 %	29	28	
Overall Ranking:			In State:	3 / 8	Nationally:	37	41
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,760	\$15,954		\$28,750	701 Units	19.00 %	
Homebuyer Unit	\$11,383	\$13,065		\$15,714	1,768 Units	47.80 %	
Homeowner-Rehab Unit	\$24,346	\$25,486		\$21,140	807 Units	21.80 %	
TBRA Unit	\$10,771	\$10,670		\$3,230	422 Units	11.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Memphis TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$44,972	\$39,425	\$28,485
State:*	\$41,018	\$74,442	\$33,432
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.83

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	9.3	5.6	1.5	17.9	Single/Non-Elderly:	58.1	22.9	14.3	12.7
Black/African American:	90.4	90.6	98.3	82.1	Elderly:	14.7	33.5	63.6	2.4
Asian:	0.0	0.1	0.0	0.0	Related/Single Parent:	13.8	27.9	15.2	42.9
American Indian/Alaska Native:	0.1	0.1	0.0	0.0	Related/Two Parent:	1.3	8.5	5.8	0.5
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	12.1	3.0	0.2	41.5
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.1	0.5	0.2	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	54.2	18.7	41.6	52.4	Section 8:	22.3	0.7 [#]		
2 Persons:	28.7	43.3	28.9	15.1	HOME TBRA:	7.3			
3 Persons:	9.6	18.1	14.0	19.3	Other:	30.7			
4 Persons:	3.4	9.5	6.7	6.1	No Assistance:	39.7			
5 Persons:	2.7	5.2	4.5	2.8					
6 Persons:	1.0	1.7	1.7	1.4					
7 Persons:	0.1	0.6	1.0	2.8					
8 or more Persons:	0.1	0.2	1.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				261

* The State average includes all local and the State PJs within that state

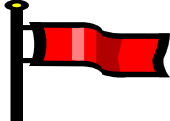
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Memphis State: TN Group Rank: 37
 (Percentile)
 State Rank: 3 / 8 PJs Overall Rank: 41
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	88.64	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	78.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.59	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	95.29	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	3.17	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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